TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774

Ethan Kaske - Administrator
Janelle Finck - Administrator

ethan@tcpamn.org
janelle@tcpamn.org

- TCPA -

Date:	October 26, 2026
To:	Oronoco Town Board Scattered Acres (Mike Thompson)
Re:	Metes and Bounds Subdivision - Section 24
Permit:	OTMB-26-04
Meeting:	Agenda item Monday, November 9th, 2026, after 5:30 pm Oronoco Town Hall 115 2nd St NW, Oronoco, MN 55960
Applicant & Owner:	Scattered Acres – Mike Thompson - President 10739 – 11th Ave NE, Rochester, MN 55906
Request:	The applicant is requesting to create a 4+/- acre Non-Farm parcel from the original 120 +/- acre parcel.
Legal Description:	Section 24 – Township 108 – Range 014 N ½ SE ¼ and the SE ¼ SE ¼
Parcel ID #	842442039933
Zoning:	A-2 (Agricultural Protection District)
Reviewer List:	Olmsted County Planning Olmsted County GIS
Attachments:	1. Application Form 2. Property Exhibits

Applicable Sections of the Oronoco Township Zoning Ordinance:

Section 1.26 BUILDABLE LOTS:

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

A . Buildable Lots for Uses Other than Dwellings: (These other uses would include agricultural uses such as barns and other agricultural buildings but would not include a dwelling.)

Lots of record or newly created lots that meet the lot area, lot width and access requirements of this ordinance. Any newly created lot which does not meet the standards for non-farm dwellings in the zoning district where such lot is located, or the standards for farmstead dwellings, shall be designated as an (N.B.) NonBuildable Lot for Dwelling Purposes on the Official Zoning Map.

Non-conforming lots of record, providing that such lot has recorded access to a public road and the proposed building complies with the regulations in Section 1.28 (B).

Buildable Lots for a Dwelling Are:

1. A lot that qualifies as a farm.

2. Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm lots or dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.

3. Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).

4. If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.

5. A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

Non-farm Lots in Agricultural Districts:

This section of the ordinance applies only to the A-1, A-2, A-3, and A-4 districts of the zoning ordinance. A lot, as defined in the ordinance, recorded on a single deed is deemed to be a single

lot for zoning purposes. If a lot on a single deed is divided by a public right-of-way, thereby creating one or more non-farm sized tracts of land, the property owner must submit an application for a Metes and Bounds subdivision to create a buildable lot for a dwelling. The metes and bounds subdivision must be approved using the provisions 1) Standards for a Non-farm Dwelling under the applicable zoning district, 2) the requirements of Section 1.26 B, and 3) the applicable zoning district General Regulations.

Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of nonfarm dwellings and other non farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, of A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.".

C. Standards for Non-Farm Lots or Dwellings:

Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Findings of Fact:

An analysis of the four criteria for establishing a Non-Farm parcel is as follows;

(Staff comments are in italics)

1. No more than one non-farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non-farm lot, no additional dwelling shall be permitted.

   There are no other Non-Farm parcels/lots in the subject quarter-quarter section. This criterion is met.

2. Any non-farm lot shall contain at least one (1) acre of non-prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

   The proposed 4 +/-acre Non-Farm parcel does not contain the requisite 1 acre of non-prime soils. However, on August 13, 2026, the Oronoco Board of Adjustment approved Variance OTVAR---26-01 to waive the requirement for the non-farm to contain a minimum of 1 acre of non-prime soils. This criterion has been waived.

3. No non-farm dwelling shall be permitted in areas identified as wetlands or flood plain.

   There is a stream and flood prone soils located within the ¼ ¼ section of the proposed non farm parcel. However, the configuration of the 4 acre parcel appears to be outside of the noted flood prone soils. This criterion is met as long as the proposed parcel configuration and dwelling remain outside of the areas of wetlands or flood plain.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

   Olmsted County GIS maps do not indicate the presence of any feedlots within ¼ mile of the proposed non-farm lot. This criterion is met.

Analysis and Conclusion:

Analysis:

Zoning: *The request is consistent with the requirements of the A-2 Zoning District and complies with the Standards for Non-Farm Lots or Dwellings.*

Access: *The applicant will need to contact and work with oronoco Township regarding access to the proposed non-farm parcel on 11th Avenue NE.*

Conclusion:

Staff recommends approval of the proposed parcel subdivision for a 4 +/- acre Non-Farm lot/dwelling based on the following conditions:

1. *The applicant provides a survey of the proposed 4 +/-acre parcel subdivision that meets the Oronoco Township ordinance with regard to lot width, size, access, and soils.*

2. *The applicant works with Oronoco Township as necessary in regard to access to 11th Avenue NE.*

3. *All provisions of the Oronoco Township Zoning Ordinance shall be met.*

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION – ZONING APPROVAL OF METES & BOUNDS SUBDIVISION APPLICATION

You can fill in the fields on this form on your computer or print the form and fill it in by hand.

4111 11th Avenue SW Room 10
Rochester, MN 55902

-- TCPA --

(507)529-0774
Fax: (507) 281-6821

TOWNSHIP Oronoco **DATE** September 16, 2026

INSTRUCTIONS: complete this application form and return it to the Township Cooperative Planning Association with all required materials and the application fee. The Administrator will review the application for compliance with the Zoning Ordinance. If all requirement(s) of the Zoning Ordinance are met, the application will be forwarded to the Township Board of Supervisors for review at the monthly Town Board meeting. The applicant will be notified of the date and time of the meeting and should attend to answer any questions the Board may have.

After approval by the Town Board of Supervisors, an application will be submitted with the Certificate of Survey to the Olmsted County Planning Department and Public Works for their approval to complete the process. The Applicant will also be required to pay any fees associated with this process.

Legal Description of the property to be subdivided as it exists at the present time:

Section - 24 TwP - 108 Range - 014 120.00 acres
The N ½ and the SE¼ of the SE 1/4

Plat # _____ Parcel # RP 84.24.42.039933

Reason for subdividing land:

Selling off the Building site
X Scattered acres 1@ gmail. Com

Please attach a site plan with accurate scaled drawing of the proposed subdivision!

Property Owner Scattered Acres Inc.
Address 10739 - 11th Ave NE
Rochester MN 55906
City State Zip code

Telephone 507-951-5367
Signature Mike Thompson President

Applicant Scattered Acres Inc.
Address 10739 - 11th Ave. NE
Rochester MN 55906
City State Zip code

Telephone 507-951-5367
Signature Mike Thompson President

Return the completed application with accurate site plan identifying the property as it exists and proposed metes and bounds subdivision. Also include on the site plan any existing buildings, wells, septic systems, and other structures and their distances from the propose property line. A Certificate of Survey will be required after approval of the subdivision by the Town Board.

An application fee of $816.00 is required to process the application. Please submit a check made payable to **TCPA** with this application. It will not be processed until the fee is submitted.

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION
APPLICATION FOR FINAL APPROVAL OF A METES AND BOUNDS SUBDIVISION

(I)(We) the undersigned owner(s) of all the property described in the attached legal description and supplementary materials, hereby request approval of the metes and bounds subdivision.

Scattered Acres Inc.	Mike Thompson
Signature of Applicant	Signature of Applicant
Scattered Acres INC.	Mike Thompson
Print Name	Print Name
10739 11th Ave NE	10739 - 11th Ave. NE
Address	Address
Rochester MN 55906	Rochester MN 55906
City State Zip	City State Zip
507-951-5367	507-951-5367
Phone	Phone

INSTRUCTIONS: It shall be the responsibility of the applicant to supply four original copies of a Certificate of Survey prepared by a registered land surveyor for each new parcel which is less than forty acres in size. Please complete the above portion of this form and return to Township Cooperative Planning Association with the four copies of the Survey. Township Cooperative Planning Association will route the Survey to each of the departments listed below for approval.

The applicant must file a copy of the approved survey with the Olmsted County Recorder to make them official.

Required Approvals:

A. The attached Certificate of Survey is representative of the area previously reviewed by the Rochester/Olmsted County Environmental Specialist for private well water system. **The Environmental Fee is $ 86.00 per application.**

_____ _____
Environmental Specialist Date

B. Private sewage disposal systems must meet current setback distances from all property lines and not pose a threat to public health.

_____ _____
Septic Official or Designee Date

C. The attached Certificate of Survey and supplementary materials have been filed with the office of the County Surveyor in accordance with state law. The survey has been reviewed and mathematically checked. No determination has been made to ascertain the date submitted has been correctly located on the ground. The information submitted is sufficient for this metes and bounds subdivision.

_____ _____
Olmsted County Surveyor Date

D. The attached Certificate of Survey correctly reflects the required public road right-of-way and any environmental corridor easements as they pertain to this property. If any additional easement dedications are needed, they have been completed.

_____ _____
Olmsted County Public Works Date

E. This subdivision has met the requirements of the Township Subdivision Ordinance and has been approved by the Township on (Date)_____

_____ _____
Zoning Administrator Date

F. The GIS impact Fee has been paid for this Metes and Bounds application. **The GIS Fee is $38.00 per new parcel with a minimum fee of $76.00 per application.**

_____ _____
Rochester-Olmsted County Planning Department Date

1/1/2011

Aerial Map



CHRISTENSEN FARMS

Boundary Center: 44° 8' 28.55, -92° 26' 51.75

0ft 701ft 1401ft

24-108N-14W
Olmsted County
Minnesota

N W E S

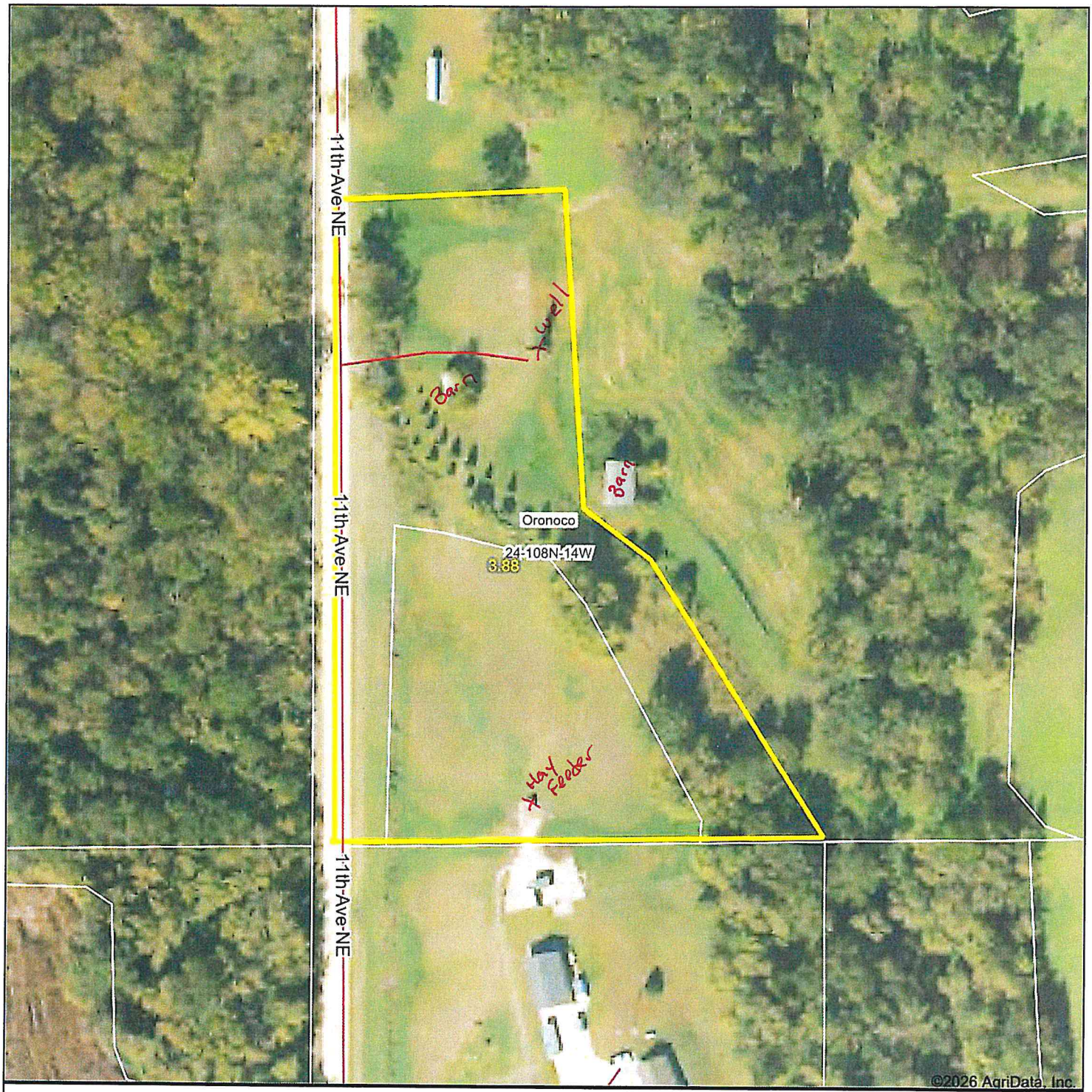
Maps Provided By surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc 2025 www.AgriDataInc.com

9/16/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



CHRISTENSEN FARMS

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc 2025 www.AgriDataInc.com

Boundary Center: 44° 8' 28.58, -92° 26' 51.85

0ft 141ft 282ft

N W E S

24-108N-14W
Olmsted County
Minnesota

9/16/2026

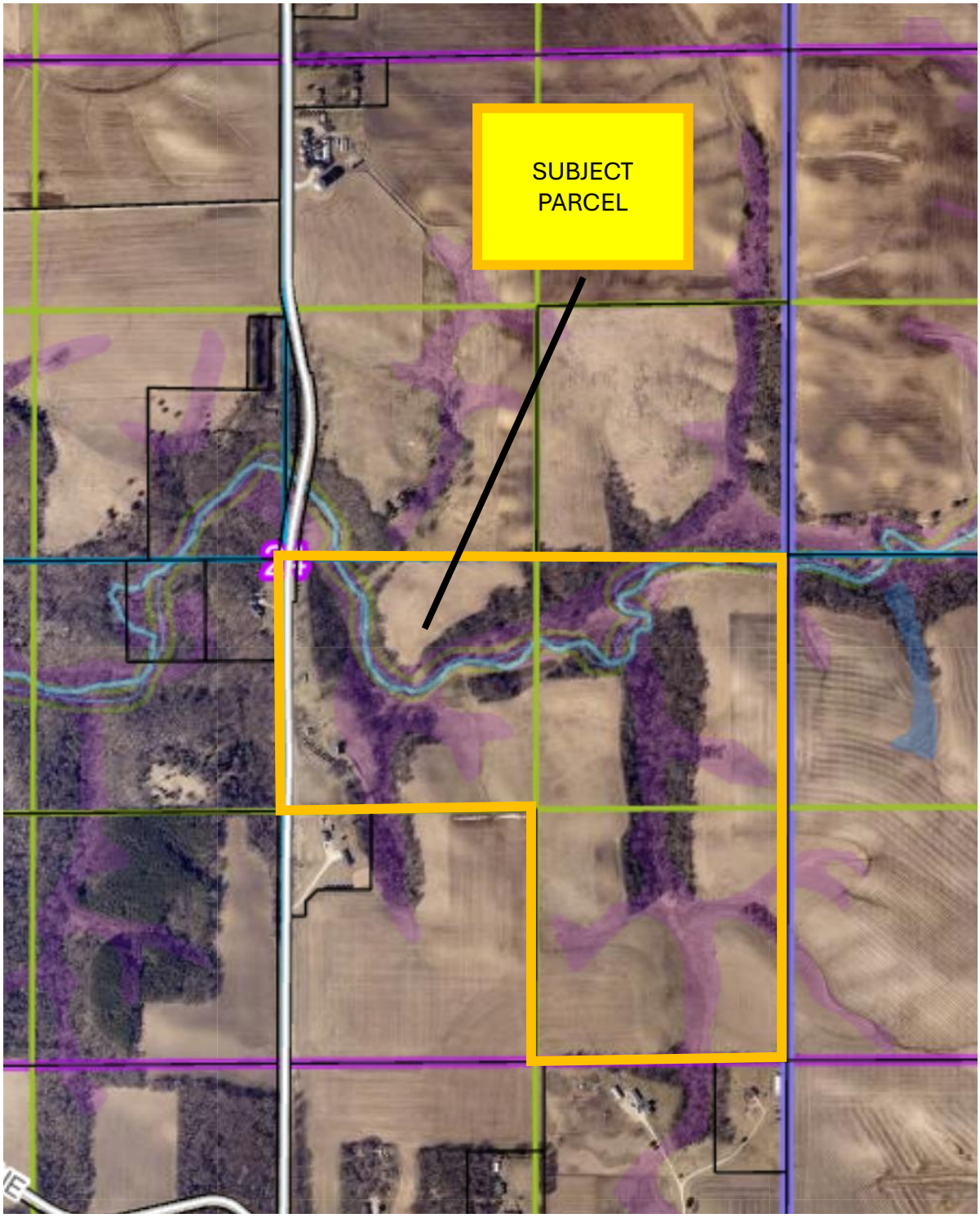
Field borders provided by Farm Service Agency as of 5/21/2008.

TOWNSHIP MAP



TCPA
4111 11th Ave SW
Rochester MN 55902

AERIAL MAP (1)



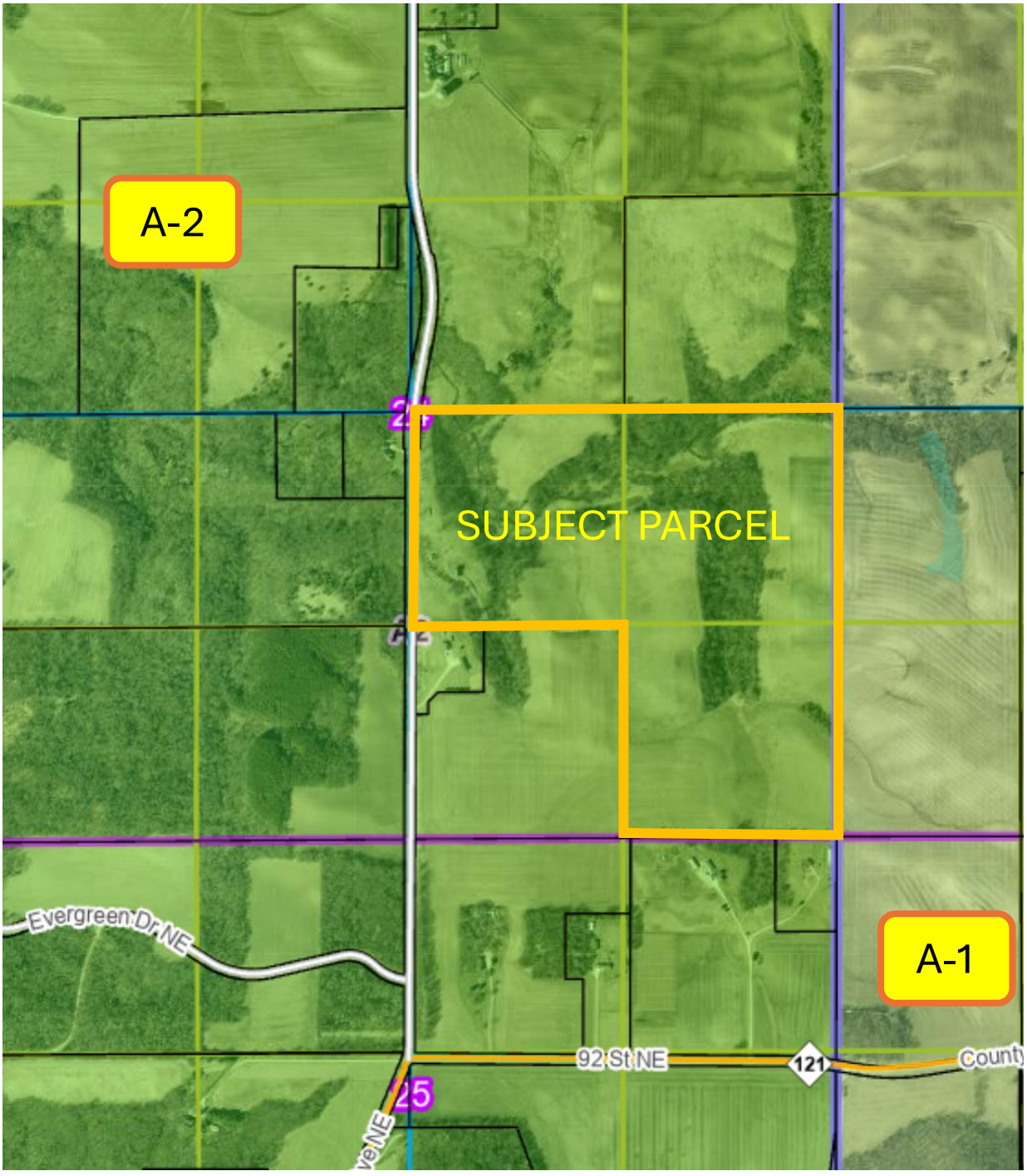
TCPA
4111 11th Ave SW
Rochester MN 55902

AERIAL MAP (2)



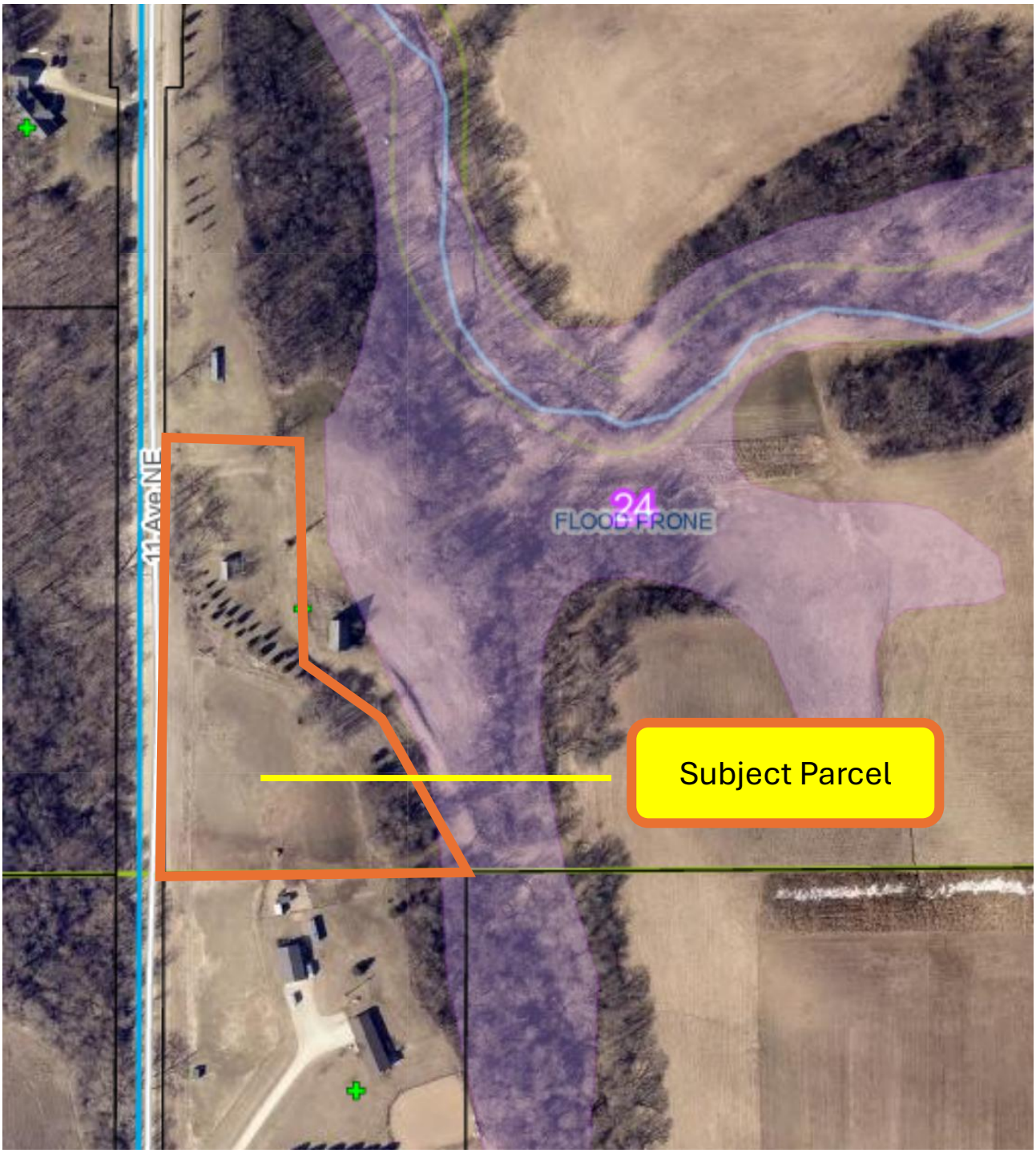
TCPA
4111 11th Ave SW
Rochester MN 55902

ZONING MAP



TCPA
4111 11th Ave SW
Rochester MN 55902

FLOOD PRONE SOILS



TCPA
4111 11th Ave SW
Rochester MN 55902